

CHICAGO PLAN COMMISSION

121 North LaSalle Street  
Council Chambers - 2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
November 19, 2015  
**1:00 P.M.**

MINUTES

PRESENT

Martin Cabrera  
David Reifman  
Laura Flores  
Les Bond  
Michael Kelly  
Daniel Sih  
Patricia Scudiero  
Linda Searl  
Smita Shah  
Juan Carlos Linares  
Sarah Lyons  
Terry Peterson  
Rebekah Scheinfeld  
Bishop John R. Bryant  
Alderman Daniel S. Solis  
Alderman Thomas Tunney  
Alderman Joseph Moore

ABSENT

Doris Holleb  
Alderman Edward Burke  
Alderman Walter Burnett  
Alderman Howard Brookins, Jr

- I The Chairman called the meeting to order at 1:05 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with thirteen members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on November 19, 2015.
- III. The Minutes of the October 15, 2015 Special Hearing were approved unanimously.
- IV. **The following inter-agency item numbered 1 through 3 under Adjacent Neighbors, item number 4 under Sealed Bid; item numbers 5 through 11 under Negotiated Sales, and items numbers 12 through 15 under Acquisitions and Dispositions were approved by an omnibus vote of 13-0.**

### Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4809 South Laflin Street (15-099-21) 20<sup>th</sup> Ward
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5612 South Sangamon Street (15-099-21) 16<sup>th</sup> Ward
3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 710 East Bowen Avenue (15-099-21) 4<sup>th</sup> Ward

### Sealed Bid

4. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land for the property located at 8634 South Racine Avenue. (15-100-21) 21<sup>st</sup> Ward

### Negotiated Sales

5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1811 South Lawndale Avenue (15-097-21) 24<sup>th</sup> Ward
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1112 South Albany Avenue (15-098-21) 24<sup>th</sup> Ward
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5349-51 South Ashland Avenue (15-101-21) 16<sup>th</sup> Ward
8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2025 West George Street (15-103-21) 32<sup>nd</sup> Ward
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 6022-24 South Aberdeen Street and 6026-28 South Aberdeen Street (15-108-21) 16<sup>th</sup> Ward

10. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 8856 South Mackinaw Avenue (15-109-21) 10<sup>th</sup> Ward
11. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 12034 South Princeton Avenue (15-110-21) 34<sup>th</sup> Ward

#### Acquisitions and Dispositions

12. A resolution recommending a proposed ordinance authorizing the disposition of 2 city owned parcels to Lakeshore Recycling for a recycling sorting facility for the property generally located at 1301 West Exchange Avenue; and a part of former private Packers Avenue immediately north of West 41<sup>st</sup> Street (15-104-21) 11<sup>th</sup> Ward
  13. A resolution recommending a proposed ordinance authorizing the disposition of 8 city owned parcels to Nelson Mandela Apartments, LP for the purpose of constructing 72 units of affordable rental housing in three flat and six flat buildings over 8 scattered sites for the property generally located at 601-603 North Central Park Avenue; 549 North Drake Avenue; 614 North Spaulding Avenue; 605 North Sawyer Avenue; 607 North Sawyer Avenue; 524 North Troy Street; 530 North Troy Street; 3106 West Franklin Boulevard; 3110 West Franklin Boulevard; 3116 West Franklin Boulevard; 3120 West Franklin Boulevard; 3124 West Franklin Boulevard, 3145 West Franklin Boulevard (15-105-21) 27<sup>th</sup> Ward
  14. A resolution recommending a proposed ordinance authorizing the disposition of city owned parcels to Barraco's Pizza, Inc. to be rehabbed into a banquet facility and pizza cafe for the property generally located at 2105-21 West 95<sup>th</sup> Street; and 9448 South Pleasant Avenue (15-106-21) 19<sup>th</sup> Ward
  15. A resolution recommending a proposed ordinance authorizing the disposition of twelve (12) city owned parcels to Sinai Health System for a daycare facility for the property generally located at 3100-58 West Ogden Avenue and 3142 West 16<sup>th</sup> Street (15-107-21) 24<sup>th</sup> Ward
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. A courtesy presentation by Zeller Realty Group on a proposed Riverfront Retail project at 401 North Michigan Avenue. The project includes construction of a glass enclosed entrance located on the 401 Plaza with descending stairs to the lower concourse level retail space. The concept includes exterior stairs

cascading down from the 401 Plaza and Michigan Avenue to the Riverwalk level. (42<sup>nd</sup> Ward) \* **Presentation only – no vote required**

2. A proposed amendment to Residential-Business Planned Development No. 70, as amended, and Lake Michigan and Chicago Lakefront Protection Application No. 670 submitted by Lakeshore East, LLC, for property generally located in an area bounded by North Michigan Avenue, East Wacker Drive, North Lake Shore Drive and East Randolph Street. The Applicant proposes to amend the Lakeshore East Master Plan and Design Standards associated with Subarea E of Planned Development No. 70 and construct an approximately 1200' building, referred to as Wanda Vista Tower, with 410 dwelling units, 210 hotel keys, commercial space and accessory parking, on an approximately 67,163 square foot site located at approximately 381-383 East Wacker Drive. (42<sup>nd</sup> Ward) **PD Approved 13-1, with Commissioner Lyons recusing herself, Yeas – Commissioners Bryant (by proxy), Flores, Linares, Kelly, Moore, Peterson, Reifman, Scheinfeld, Scudiero, Searl, Sih, Tunney and Cabrera. Nays – Commissioner Bond**  
  
**LF Approved 12-1 with Commissioner Lyons recusing herself, Yeas – Flores, Linares, Kelly, Moore, Peterson, Reifman, Scheinfeld, Scudiero, Searl, Sih, Tunney, and Cabrera. Nays – Commissioner Bond**
3. A proposal for a technical amendment to residential business planned development #1288 submitted by 215 Hubbard L.L.C, for the property generally located at 201-225 West Hubbard Street. The Applicant is proposing to construct two buildings on the subject site. The first building would be a 170'-0" tall office building and the second would be a 270'-0" tall residential building containing 195 dwelling units, both buildings would contain retail or restaurant uses on the ground floor. 91 accessory parking spaces would be available in the planned development. (42<sup>nd</sup> Ward) **Approved 12-0, Yeas – Commissioners Bond, Flores, Linares, Lyons, Kelly, Moore, Scheinfeld, Scudiero, Searl, Sih, Tunney and Cabrera.**
4. A proposed amendment to Master Plan II of Subarea A of Residential-Business Planned Development No. 499 and Lake Michigan and Chicago Lakefront Protection Application No. 683 submitted by S Loop Chicago Development, LLC for the property generally located at 1200 South Indiana Avenue. The applicant proposes to construct a residential tower of approximately 76 stories with approximately 792 residential units at the southwest corner of East Roosevelt Road and South Indiana Avenue – 113 East Roosevelt Road. (3<sup>rd</sup> Ward) **Approved 13-0, Yeas – Commissioners Flores, Linares, Lyons, Kelly, Moore, Reifman, Scheinfeld, Scudiero, Searl, Shah, Sih, Tunney and Cabrera.**

5. A proposed Residential Business Planned Development submitted by the Applicant, JAB Merger, LLC, for the property generally located at 4618 North Western Avenue. The Applicant intends to construct an approximately 5-story building with 40 dwelling units, 10 accessory parking spaces and ground floor retail space on a 8,099 square foot site. The underlying zoning for the site is currently C2-1 (Motor Vehicle-Related Commercial District) and is proposed to be changed to B2-3 (Neighborhood Mixed- Use District), prior to establishing the proposed Residential Business Planned Development. (47<sup>th</sup> Ward) **Approved 13-0, Yeas – Commissioners Flores, Linares, Lyons, Kelly, Moore, Reifman, Scheinfeld, Scudiero, Searl, Shah, Sih, Tunney and Cabrera.**
  
6. A proposal for an amendment to residential business planned development #132, submitted by WRPV XII Pensacola Chicago, LLC, for the property generally located at 901 West Montrose Avenue. The applicant is proposing to re-subdivide the existing planned development. The applicant proposes to construct an addition to the existing mixed use building located on the subject site, the building addition would accommodate up to 160 additional residential units, no other construction has been proposed at this time. The Applicant is requesting to rezone the property from Residential Business Planned Development #132 to Residential Business Planned Development #132, as amended. (46<sup>th</sup> Ward) **Approved 12-0-1 with Commissioner Searl recusing herself, Yeas – Commissioners Flores, Linares, Lyons, Kelly, Moore, Reifman, Scheinfeld, Scudiero, Shah, Sih, Tunney and Cabrera.**
  
7. A technical amendment to Residential Business Planned Development Number 546 submitted by Alderman Margaret Laurino for the property generally located at 5225 N. Riversedge Terrace. The purpose of the amendment is to increase the floor area of the planned development from .85 to .87. The floor area is being increased in order to develop the four remaining single-family home lots in keeping with the size and character of the rest of the single family homes in the development. There are no further changes proposed to the planned development. (39<sup>th</sup> Ward) **Approved 13-0, Yeas – Commissioners Flores, Linares, Lyons, Kelly, Moore, Reifman, Scheinfeld, Scudiero, Searl, Shah, Sih, Tunney and Cabrera.**
  
8. A proposed Residential Business Planned Development submitted by 1000 South Wells (Chicago), LLC for the property generally located at 650-658 South Wells Street, 700-758 South Wells Street; 223-313 W. Harrison Street, 301-321 W. Polk Street and 201-249 W. Polk Street. The applicant proposes to rezone the site from a DX-7 (Downtown Mixed Use District) to a Residential Business Planned Development. The site is vacant and unimproved. The proposal will establish subareas; construct five (5) mixed-use high rise buildings with a total of 2,699 dwelling units consisting of condominiums, apartment, and townhouse

units and approximately 16,500 square feet of retail. The first phase will include a multi-story high rise building with dwelling units, publicly accessible open space and a continuous publicly accessible riverwalk, with accessory parking spaces and accessory uses (25th Ward) **Approved 12-0-1, with Commissioner Reifman recusing himself. Yeas – Commissioners Flores, Linares, Lyons, Kelly, Moore, Scheinfeld, Scudiero, Searl, Shah, Sih, Tunney and Cabrera.**

E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

1. A proposed Residential Planned Development submitted by the Applicant, Guardian 9. Properties, LLC, for the property generally located at 2500-20 West Cortland Street, 1900-24 North Campbell Avenue and 2501-31 West Homer Street. The Applicant intends to construct approximately 49 townhomes with accessory parking and common open space on an approximately 65,405 square foot site. The underlying zoning for the site is currently C1-1 (Neighborhood Commercial District) and RS-3 (Residential Single Unit (Detached House) District) and is proposed to be changed to RM4.5 (Residential Multi-Unit District), prior to establishing the proposed Residential Planned Development. (1<sup>st</sup> Ward)

Adjournment: **5:35PM**